

**TOWN OF SANDWICH**  
THE OLDEST TOWN ON CAPE COD



**BOARD OF APPEALS**

16 Jan Sebastian Drive, Sandwich, MA 02563  
Phone: 508-833-8001  
Fax: 508-833-8006  
E-mail: [planning@townofsandwich.net](mailto:planning@townofsandwich.net)

**TOWN CLERK**  
**TOWN OF SANDWICH**

**APR 23 2019**

**3 4 36 M P Mly**  
**RECEIVED & RECORDED**

**Application for Special Permit**

To the Board of Appeals of the Town of Sandwich,  
The undersigned herewith submits an application and requests a hearing before the Board of Appeals for a Special Permit under Section 4150 \* of Sandwich Protective By-law for the purpose of operating a ropes course as a small-scale outdoor recreational facility pursuant to Section 4150 of the Zoning By-law.

\*Section 2210 lists principal uses allowed, not allowed or requiring a special permit. Some areas of Town have specific additional requirements for certain uses i.e. water recharge areas, 3 Ponds District, Marine District.

Subject Property Map # 37, Parcel # 1&2. (Found on tax bill) Zoning District: R-1

Book 3184, Page 85 & Book 8687, Page 252

Registry of Deeds title reference: Book \_\_\_\_\_, Page \_\_\_\_\_, or Certificate of Title Number \_\_\_\_\_ & Land Court Lot # \_\_\_\_\_ & Plan # \_\_\_\_\_.

(Call Barnstable County Registry at (508) 262-7733).

Property Street Address: 0 Pocasset Road & 0 Shawme Road

Lot area of subject property (Found on tax bill): 34 acres

Frontage dimension of subject property (Call Assessor's Office at (508) 888-0157):  
2301 feet, 19 inches

Date subject lot was created in its present form (Call Barnstable County Registry at (508) 362-7733): 1993 (estimated).

Property Owner (s): Heritage Plantation of Sandwich, Inc.

Owner's Permanent Address: 67 Grove Street, Sandwich, MA 02563

Daytime Phone #: 508-888-3300x143

Email: [ascottputney@heritagemuseums.org](mailto:ascottputney@heritagemuseums.org)

Signature of Property Owner(s): Steve E. Scott - Putney

Applicant: The Adventure Park at Heritage Museums and Gardens, LLC

Applicant's Address: 67 Grove Street, Sandwich, MA 02563

Daytime Phone #: 203-260-4111

Email: [bahman@inthetreetops.com](mailto:bahman@inthetreetops.com)

Signature of Applicant: Adam Bahman

Signature of Authorized Agent: Eliza Cox, Nutter McClenahan Fish, LLP

Daytime Phone #: 508-790-5431

Email: [ecox@nutter.com](mailto:ecox@nutter.com)

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**BOARD OF APPEALS**



Eliza Cox  
Direct Line: (508) 790-5431  
Fax: (508) 771-8079  
E-mail: [ecox@nutter.com](mailto:ecox@nutter.com)

April 23, 2019  
0119935-00001

**By Hand Delivery**

Ralph Vitacco, Town Planner  
Town of Sandwich  
16 Jan Sebastian Drive  
Sandwich, MA 02563

Re: The Adventure Park at Heritage Museums and Gardens, LLC  
0 Pocasset Road and 0 Shawme Road, Sandwich (collectively, the "Property")  
Zoning Board of Appeals Filing

Dear Ralph:

On behalf The Adventure Park at Heritage Museums and Gardens, LLC (the "Applicant") and Heritage Plantation of Sandwich, Inc. (the "Property Owner"), I enclose the following materials for filing with the Sandwich Zoning Board of Appeals:

1. One (1) copy of the Application for Special Permit requesting a special permit pursuant to Section 4150 of the Sandwich Protective Zoning By-law to allow an outdoor recreation facility on the Property (hereafter, the "Application"). As noted thereon, the Application has been stamped by the Town Clerk's office and is signed by both the Applicant and the Property Owner.
2. Two (2) copies of an addendum to the Application for Special Permit, with Exhibits A-D, describing the outdoor recreation facility and compliance with the special permit criteria as set forth in the Zoning By-law (hereafter, the "Addendum").
3. Two (2) full size and two (2) reduced size (11x17) copies of the plan set, consisting of two sheets, entitled "Zoning Board of Appeals Permitting Plan 0 Pocasset Street & 0 Shawme Road" prepared by Horsley Witten Group, Inc., dated April 2019 (hereafter, the "Plan Set").
4. Certified abutters list for the Property, together with the required mailing envelopes.
5. Check no. 5794, in the amount of \$150.00, representing the required filing fee.

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BOARD OF APPEALS

Ralph Vitacco, Town Planner  
April 23, 2019  
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6. Check no. 5795, in the amount of \$85.00, representing the legal advertising fee.

An electronic version of the filing will also be provided to you. In addition, a copy of the Application, Addendum and Plan Set has also been filed with the Town Clerk's office. Please contact me with any questions, comments or should you require any additional information. Otherwise, we ask that this matter be scheduled for the next available Zoning Board of Appeals' public hearing.

Thank you very much for your assistance.

With best regards, I remain,

Very truly yours,

A handwritten signature in black ink, appearing to read 'Eliza Cox', with a stylized flourish at the end.

Eliza Cox

EZC:  
Enclosures

cc: The Adventure Park at Heritage Museums and Gardens, LLC  
Heritage Plantation of Sandwich, Inc.  
Valerie Moore, Esq.

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